

American Land Title Association

ALTA Settlement Statement - Seller  
Adopted 05-01-2015

**File No./Escrow No.:** Bucks County Abstract Services, LLC  
BCA-4316-FA  
**Print Date & Time:** 05/29/2019 09:04 AM  
**Officer/Escrow Officer:** 584 Middletown Blvd, Suite A-50  
Langhorne, PA 19047  
**Settlement Location:**  
584 Middletown Blvd, Suite A-50, Langhorne, PA 19047

**Property Address:** 28 Alder Lane, Levittown, PA 19055  
**Buyer:** Angel L. Velazquez, Jr.  
**Seller:** Michael E. Graham  
**Lender:** United Wholesale Mortgage  
**Settlement Date:** 5/29/2019 3:00 PM  
**Disbursement Date:** 5/29/2019  
**Additional dates per state requirements:**

Description	Seller	
	Debit	Credit
<b>Financial</b>		
Sales Price of Property		\$192,500.00
Seller Credit	\$9,625.00	
<b>Prorations/Adjustments</b>		
City/Town Taxes from 5/29/2019 to 12/31/2019		\$622.42
Water/sewer from 5/29/2019 to 5/31/2019		\$2.97
School Taxes from 5/29/2019 to 6/30/2019		\$263.05
<b>Title Charges &amp; Escrow / Settlement Charges</b>		
Notary/Admin Fee	\$30.00	
<b>Commission</b>		
Real Estate Commission Buyers Broker to Keller Williams Real Estate - Langhorne	\$3,850.00	
Real Estate Commission Sellers Broker to Keller Williams Real Estate	\$3,850.00	
<b>Government Recording and Transfer Charges</b>		
State Tax/stamps to Paramount Property Search Inc.	\$1,925.00	
<b>Payoff(s)</b>		
Lender: Payoff of First Mortgage Loan to Bank of America Principal Balance as of 5/29/2019 \$139,194.15 Interest on Payoff Loan: 1 days @ \$20.87/day for \$20.87	\$139,215.02	
<b>Miscellaneous</b>		
Flat Commission to Keller Williams Real Estate	\$165.00	
Courier/Wire Fee-Payoff to Bucks County Abstract - Business	\$30.00	

Description	Seller	
	Debit	Credit
Deed Preparation to Bucks County Abstract - Business	\$95.00	
Cert reimbursement to Bucks County Abstract - Business	\$155.00	
Electrical Cert to Tracey Langan	\$120.00	
Chimney Cert to Pickwick & Poppins	\$132.50	

	Debit	Credit
<b>Subtotals</b>	\$159,192.52	\$193,388.44
Due From Borrower		
Due To Seller	\$34,195.92	
<b>Totals</b>	<b>\$193,388.44</b>	<b>\$193,388.44</b>

#### Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize to cause the funds to be disbursed in accordance with this statement.

\_\_\_\_\_  
Michael E. Graham

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Escrow Officer